

Meeting of the Historical Architectural Review Board
26 April 2007

The Falls Church Historic Architectural Review Board (HARB) convened its monthly meeting at 7:35 PM. Present were Chair Charles Moore, Vice Chair Linda Valentino, and Carol Jackson, along with applicants Dave and Danielle Cogar and staff liaison Debra Gee.

The HARB then took up applications for 413 East Columbia Street to replace an asphalt shingle roof with a metal roof; to replace aluminum siding with Hardy plank siding; to construct a three-tier deck at the rear of the structure; and to raze a free standing garden shed.

The Cogar's presentation indicated that the roof replacement is their first priority and that a two-toned metal shingled roof on the front elevation and a standing seam metal roof on the rear elevation would likely be selected. Although no final decisions have been made, replacing existing aluminum siding with eight-inch Hardy planks, removing the garden shed and two large adjacent shrubs to create more open space in the rear yard, and constructing a three-tiered wooden deck or, possibly to construct an arrangement of wooden decks and a slate patio are among your longer-range plans.

The design drawings presented were discussed and the HARB offered comments and suggestions. It was suggested that the applicants visit the Virginia Room at the Mary Riley Styles Library to determine if a picture of their home, as constructed originally, exists to guide exterior renovation work – now and in the future. A portion of existing siding, perhaps behind a hedge, should be removed to determine the condition of the original wood siding. If that siding is in good condition, it would likely be less expensive to restore it than to replace it. If the original siding is not restored, the HARB suggested using cedar planks at a width not to exceed six inches that have been pre-primed, including back primed. The planks should be 'butt-primed' at cuts made when installed. Existing aluminum window trims should be removed; the underlying wood trim may not need to be replaced. Shutters should be one-half the width and the full height of existing windows, should be attached to the window trim, and should be held with a hinge. The HARB suggested considering patios at ground level, which would be more authentic than decking. When the garden shed is removed, look for signs of an old well head.

The HARB next heard a report on the replacement of a brick staircase at 114 East Columbia Street, a City-owned property. The HARB indicated its understanding of the necessity of completing the work as expeditiously as possible, given the condition of the former steps. However, it expressed concern that the new brick work abuts a wooden skirt board (the vertical board across the steps, below the porch deck). This abutment of two different materials may cause maintenance problems in the future. The porous brick will absorb moisture, causing the wood behind it to rot. If this is not monitored, the porch decking could also begin to rot and, ultimately, to fail. It was suggested that future work, whether at Pendleton House or at other City-owned facilities, include replacing any wood element that would touch brick/masonry with a synthetic product such as Azek or

PVC. The synthetic product would be hidden by the masonry, but would protect adjacent wood.

The HARB then reviewed its Rules of Procedure and agreed to several revisions to comply with the HCC Ordinance more clearly. A motion to accept the amendments proposed passed unanimously.

Ms. Gee reported that great interest has been expressed concerning the protected property at 117 East Columbia Street. Numerous questions concerning potential development and preservation regulations have been answered by Zoning and Planning staff in the past few weeks.

The Minutes of 15 March 2007 were approved as presented.

There being no other business, the meeting was adjourned at 8:35 PM

Respectfully submitted,

Debra Gee, Pro-Tem Secretary